



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Estimated Population

9,121 | 53,210 | 130,788



### Daytime Population

8,559 | 31,860 | 73,774



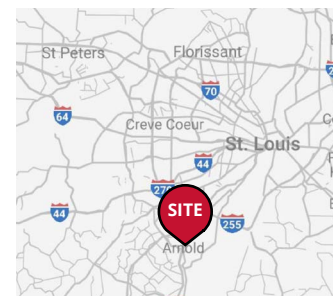
### Median Household Income

\$79,291 | \$90,031 | \$88,609

## RETAIL FOR LEASE

Water Tower Place & Shoppes at Water Tower  
Arnold, Missouri 63010

1,088 - 20,597 SF | 0.71 - 1.66 Acres | Call for Details



## PROPERTY DETAILS

Power center with major anchors in regional trade area  
High density retail co-tenancy  
Signalized intersection with numerous points of access  
High visibility  
I-55 - 102,468 VPD | Highway 141 - 43,350 VPD

### Connor Wiemann

314.785.7627 | cwiemann@paceproperties.com

### Patrick Willett

314.785.7631 | pwillett@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

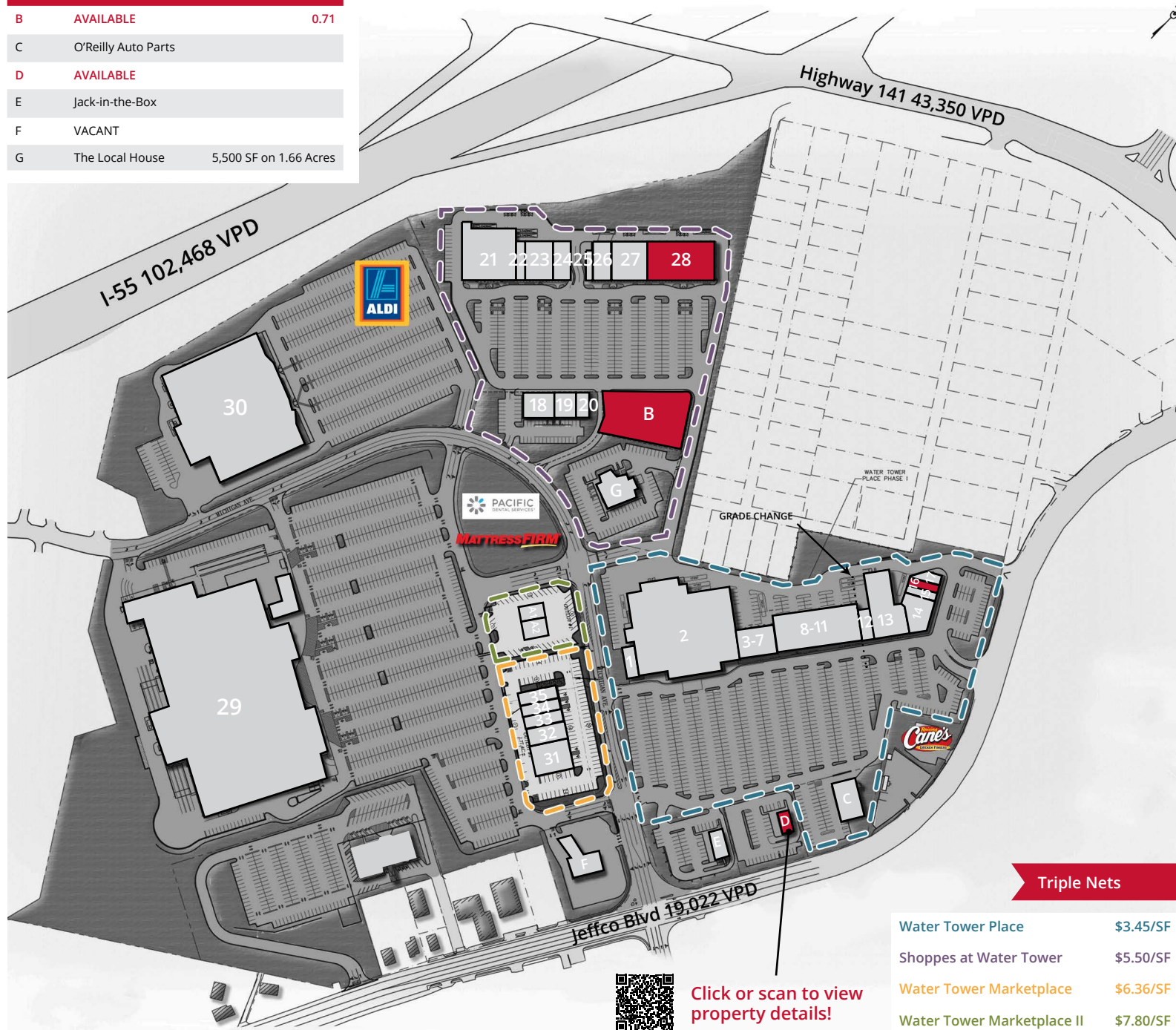
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# Site Plan

Space	Status	SF
1	MOD Pizza	2,400
2	Schnucks	60,135
3	Zen Nails	1,400
4	St Louis Kolache	1,400
5	Sally Beauty Supply	2,000
6	UPS	1,625
7	Check N Go	1,600
8	Mercy Clinic	11,000
9	Arnold Eyecare	4,000
10	Beauty Mark	1,900
11	Once Upon a Child	5,500
12	Once Upon a Child	2,400
13	Petco	14,250
14	Famous Footwear	5,998
15	Leslie's Poolmart	2,740
16	AVAILABLE	1,088
17	Papa John's	1,339
18	American Mattress	5,000
19	Trek Bicycle	3,500
20	GameStop	1,500
21	USPS	18,002
22	Armed Forces	1,500
23	Fresenius Medical Care	8,525
24	Casa Mexicana	3,000
25	Puna Cafe	1,400
26	Sugarfire Smokehouse	5,273
27	Studio C	6,150
28	AVAILABLE	20,597
29	Walmart	204,000
30	Kohl's	60,000
31	Shoe Carnival	8,000
32	Buff City Soap	2,995
33	Supplement Superstore	1,980
34	SportClips	1,680
35	First Bank	2,500
A1	AT&T	2,500
A2	McAlister's Deli	3,500

Lot	Status	Acres
B	AVAILABLE	0.71
C	O'Reilly Auto Parts	
D	AVAILABLE	
E	Jack-in-the-Box	
F	VACANT	
G	The Local House	5,500 SF on 1.66 Acres





**Map Labels:**

- Schools:** FOX HIGH SCHOOL
- Parks:** POMME CREEK PARK, STRAWBERRY CREEK NATURE AREA
- Centers:** ARNOLD RECREATION CENTER, ARNOLD ATHLETIC ASSOCIATION
- Golf Course:** QUAIL CREEK GOLF CLUB
- Businesses:** WALGREENS, ACE, HOBBY LOBBY, CVS pharmacy, DOLLAR GENERAL, WALMART, KOHL'S, SCHOEN'S, PETCO, FAMOUS, SHOE CARNIVAL, SALLY BEAUTY, SEPHORA, MOD PIZZA, HARBOR FREIGHT, CATO, TARGET, KROGER, DOLLAR TREE.
- Traffic Volume Data (VPD):**
  - 21: 18,038 VPD
  - 21: 23,021 VPD
  - 32: 992 VPD
  - 122: 595 VPD
  - 16: 233 VPD
  - 35: 357 VPD
  - 102: 468 VPD
  - 14: 973 VPD
  - 14: 428 VPD
  - 8: 454 VPD
  - 10: 516 VPD

**Map Footer:**

UPDATED 03/11/2024  
**PACE PROPERTIES**  
 ARNOLD, MISSOURI  
 Google  
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